PARTICULAR

Of the FREEHOLD and EXTENSIVE

Manor of LENBOROUGH,

In the Parish of BUCKINGHAM, in the County of BUCKS;

WITH

A small Mansion-House, Farm-Houses,

A N D

Upwards of Five Hundred and Fifty-eight Acres of rich, inclosed, and Tythe-free Meadow and Pasture Land, thereto belonging;

TOGETHER WITH

The Tythe of upwards of Four Hundred and Twenty-five Acres more

Land adjoining thereto:

Which will be Sold by AUCTION,

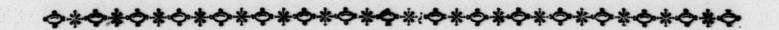
By Mr. WAY and SON,

At Mr. BAXTER's, the Lord Cobbam's-Arms Inn in Buckingham aforefaid,

On MONDAY the 24th Day of MAY, 1773,

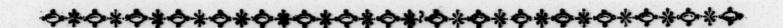
At Eleven o'Clock in the Forenoon.

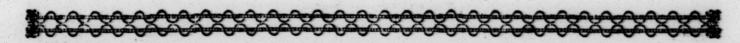
- N. B. The whole Estate, now lett to good substantial Tenants (exclusive of the Mansion-House, Fishery, Royalty, &c. in Hand) at 656 l. per Annum, will be first offered to Sale in one Lot, if defired, otherwise it will be fold in four separate Lots, as divided in the Particular.
- The Turnpike Road from BUCKINGHAM to LONDON goes through the Estate, within a Quarter of a Mile of the Mansion-House. The Manor abounds with all Sorts of Game, and is in a fine Sporting Country.—The Tenants have Orders to shew the Premisses; which may be viewed any Time till the Sale.
- For further Particulars, enquire of Mr. John Harris, at Great Harwood, near Winflow, Buck, where the Map of the Estate may be seen; or of Mr. Way and Son, at Thame, Oxfordsbire; and of Mr. Newton, Attorney, in Love-Lane, Aldermanbury, London.



CONDITIONS of SALE

- I. THAT the whole Manor and Estate mentioned in this Particular shall be first put up in one Lot; but if no Person bids for the Whole together such a Sum as shall be taken and allowed a Bidding by the Auctioneer, then the same shall be put up in sour separate Lots, as divided in this Particular, at such Sums as the first Bidders shall name, for each respective Lot.
- II. That no Person shall advance less than 50 l. each Bidding for the whole Estate, if put in one Lot; and if in four Lots, not less than 20 l. each Bidding.
- III. That the highest Bidder on each Lot shall be the Purchaser; and if any Disputes arise, which cannot otherwise be adjusted, the Estate or Lot in dispute shall be put up again and re-fold.
- IV. That the Timber and Hedgerows growing on the Estate, or respective Lots (which are considerable) shall be included in the Purchase, without being liable to any subsequent Valuation.
- V. That a Deposit of 5 l. per Cent. on the Puschase-Money shall be immediately paid to Mr. Way, the Auctioneer, or to a Person authorized by the Proprietor to receive the same; which shall be forseited and paid to the said Proprietor for his own Use, if the Purchaser neglects to complete his Purchase at the Time and in Manner herein aftermentioned; and such purchased Premisses shall in such Case stand clear of any Contract arising from the present Sale, the Proprietor shall have free Liberty to re-sell the same, and the Desiciency (if any) and Expence attending such Re-sale, shall be made good by the first Purchaser.
- VI. That the Residue of the Purchase-Money shall be paid, and the Estate conveyed to the Purchaser in Fee (at his Expence) on or before the 5th Day of July next, 1773, a good and sufficient Title being made out by the Proprietor, to which Time all Taxes shall be destrayed by him; and the Purchaser shall be entitled to the Rents and Profits of his purchased Premisses from the said 5th Day of July next, on completing his Purchase as above-mentioned.
- VII. That Articles pursuant to these Conditions, shall be mutually executed by all Parties, or their lawful Attornies, at their joint Expence, on the Day of Sale.





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PARTICULAR, &c.

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LOT I.

No. on the Map.	Parcels.		Pre	ent Occupiers.		Quantity. A. R. P.		
A N House and the Wicks.	Conveniencies (late Ho	orwood's) and	Peter Bire	l,	1	1	0	
22. Homeward Diggen's	Meadow,		Ditto,		- 8	3 1	16	
23. Diggen's Close (Part			Ditto,		20		26	
24. Hale Hook Meadow			Ditto,		- 15	3 1	15	
25. Diggen's Meadow,			Meffrs. C	George and Walt	ers, 3	0	3	
26. Harding's Bank Clo Ox Pens)	ofe (with convenient (Cowhouse and	Ditto,		– 23	-1	8	
27. Weaver's Leys,			Nicholas	Edwins, -	6	1	0	
Ox-Lane (Waste Gr	round) ——	-		and Walters, al	bout 2	•	•	
	Tythes of the above L	ot.			81	0	28	
No Outgoings.	LO	T II.						
A House and Cor			John Jud					
4 & 5. New Pafture, as			Ditto.	80,	_ 00		•	
6. Calves Close,	now divided,			nd Walters, -	- 16	3		
	d Island, Pasture and	Furze, (with			_ 26	0	32	
. 7. Bridge Mead,			Ditto,		4	2	26	
	ll, or Merry's Pasture	with a Cow-	•		•	,		
house,			Ditto,		_ 17	2	3	
The gre	at Tythes of this Lot.				164	3	30	
No Outgoings.							_	
	LC	T III						
A House and Conve			Thomas	Judge.				
8. Great Rowley-Hill,		Cowhouse)	Ditto,		- 54	2	1.	
9. Ditto, or Thieves I			Ditto,	•	24	0	7	
10. Little Rowley-Hill,	1-4-0-1-6		Dim					
11. Ditto, —	with a Cowhouse,		Ditto,		- 25	3	8-	
	J		Ditto,					
13. Rowley-Hill Meado					- 12	3		
19. Ditto,	in three Parts,		Ditto,		72	1	23	
20. Ditto Meadow,			Ditto,		– 3	,	2	
			٠,٠٠٠,			,		
No Outgoings.	eat Tythes of this Lot.				193		2	

LOT IV.

No. on the Map.	Parcels.	Present Occupiers.	Qu A.		
The Manfion 1. The Gardens 2. The Grove, A. Brewhouse,	House and Offices, Fish-Ponds, &c. &c. and Homested, ————————————————————————————————————	Edwins, Ditto, Thomas Judge,	} *	3	7
3. Afh Clofe, 14. Far Wellhoufe	Close	George and Walters, —— John Judge, ——	38		
15. Near ditto,	- Close,	Ditto, —	13		
16. Home Close,		Ditto,	15		20
23. New Pasture I	Conduit Close and Home Croft, —	Ditto, —	10		
30. Padd's Spring	Wood (eleven Years Growth) -	In Hand,	1		3
A little Ash S	Spina, (ditto)	Ditto, about	0	1	0
	f arouing Timber on this Lot		119	1	39

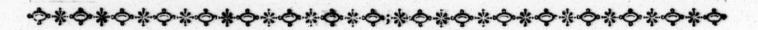
A Quantity of growing Timber on this Lot.

The great Tythes of the above Lot.

Also the great Tythes of 425 Acres 1 Rood 26 Perches more Land, and very rich, (late Mr. Primati's, now Lord Verney's) contiguous to this Estate, and at present lett to his Lordship for no more than 201. a Year.

The Fishery, Manor and Royalty (which extends over the whole Liberty of Lenbarough, confishing of above 1600 Acres of Land) with all Advantages appendant thereto.

Yearly Fee Farm Rent of 21. 17 s. 6 d. payable to Mr. Cook, to be paid out of Part of this Lot IV.



GENERAL OBSERVATIONS.

Abstract of the present Rental.			Yearly Rents.			
		L.		d.		
	John Judge, —	210	0	0		
All their Tern	Thomas Judge,	170	10	0		
		177	0	0		
Day next, 1774	Peter Bird. —	57	10	0		
Day 11001, 1//4	Nicholas Edwins,	21	0			
	Nicholas Edwins, Lord Verney, Tythe of his 425 Acres 1 Rood 26 Perches of Land, -	20	0	0		
		£. 656	0	0		
	The Manor, Fishery, and Royalty,	1 199		1		
	Manfion-House, &c.	-				
Add	The Manor, Fishery, and Royalty, Mansion-House, &c. Padd's Spring Wood and Ash Spina, Timber,					

M. B. The Hedges and Coppices are referved to the Landlord, and will more than do the Repairs. Land-Tax is very low. And there is only 31. 15 s. a Year paid to the Vicar of Euckingham for Privy Tythes, which is called a Modus.

